

for sale

offers in excess of **£415,000**



Moondarra Shirlheath Kingsland Leominster HR6 9RJ

This beautifully presented three bedroom detached bungalow is situated in the hamlet of Shirlheath. The property has been lovingly updated by the current vendors to create light and spacious accommodation with quality fixtures and fittings throughout. As the front door opens you are immediately greeted into the light hallway which continues throughout this immaculately presented bungalow which briefly comprises: entrance hall, lounge, kitchen/dining room, utility room, shower room, hallway, three bedrooms with a further shower room, front and rear gardens with off road parking and garage.

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Approach

The front garden is mainly laid to lawn and bursts with colour from established trees, shrubs and flowers. There is access between the garage and property to the rear garden with ample off road parking being available via the property's driveway. Door to the front gives access to:

Entrance Hall

Double glazed door to front, double glazed window to front elevation, central heating radiator, storage cupboard, ceiling light point and doors leading to lounge and kitchen.

Lounge

23' 9" x 11' 10" (7.24m x 3.61m)

Double glazed window to front elevation, double glazed French door to the rear giving access to the rear garden, log burner, two central heating radiators, two ceiling light points and wall light points with a door leading to the hallway.

Kitchen/Dining Room

25' 5" Max x 10' 7" (7.75m Max x 3.23m)

A fitted kitchen with soft closing wall and base units with work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated double oven and electric hob with cooker hood over, space for dish washer and space for fridge freezer, double glazed windows to side and rear elevations, double glazed French doors to the side giving access to the rear garden and door leading to:

Utility Room

13' 7" Max x 8' 3" (4.14m Max x 2.51m)

Double glazed window to rear elevation, wood base unit with roll top work surfaces over, one bowl sink and drainer with splash back tiling to walls, plumbing for washing machine, space for tumble dryer, central heating boiler, extractor fan, central heating radiator, double glazed door to the side giving access to the rear garden and door leading to the W.C.

Shower Room

Shower cubicle, wash hand basin vanity unit. Low level W.C, fully tiled, spot lights to ceiling, central heating radiator and double glazed obscure window to rear elevation.



Hallway

Loft access with come down ladders, ceiling light point and door leading to:

Bedroom One

18' 6" x 12' 7" (5.64m x 3.84m)

Double glazed window to rear elevation double glazed French doors to the side giving access to the rear garden, fitted wardrobes, three wall light points, central heating radiator and ceiling light point.

Bedroom Two

10' 7" x 9' + Wardrobes (3.23m x 2.74m + Wardrobes)

Double glazed window to front elevation, built in wardrobes, central heating radiator and ceiling light point.

Bedroom Three

14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to front elevation, built in wardrobes, central heating radiator and ceiling light point.



Shower Room

A walk in shower with a vanity style wash hand basin, low level W.C, part tiling to walls, central heating radiator, ceiling light point and a double glazed obscure window to rear elevation.

Rear Garden

The rear garden has been well planned and designed by the current vendors. There are an array of established flowers, shrubs and plants. Steps lead up to an area with a water feature and decorative stone and create a tranquil space to sit and relax. There is a raised area suitable for growing vegetables and a area laid to lawn. The garden also benefits from external power sockets and useful storage space within the garden shed.

Garage

17' 9" x 9' 6" (5.41m x 2.90m)

The garage is accessed from an electric door to the front and a door to the side. There is both light and power available



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Property Ref: HER314798 - 0004

Tenure: Freehold

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